



US Army Corps  
of Engineers

Vicksburg District  
4155 Clay Street  
Vicksburg, MS 39183-3435  
www.mvk.usace.army.mil



# Public Notice

APPLICATION NO.:	ADS-MVK-2006-1521
EVALUATOR:	Mr. Arel D. Simpson
PHONE NO.:	(601) 631-5996
FAX NO.:	(601) 631-5459
E-MAIL:	regulatory@mvk02.usace.army.mil
DATE:	January 12, 2007
EXPIRATION DATE:	February 2, 2007

Interested parties are hereby notified that the U.S. Army Corps of Engineers, Vicksburg District and the Mississippi Department of Environmental Quality are considering an application for a Department of the Army Permit and State Water Quality Certification for the work described herein. Comments should be forwarded to the Vicksburg District, ATTN: CEMVK-OD-F and the Mississippi Department of Environmental Quality at Post Office Box 10385, Jackson, Mississippi 39289-0385, and must reach these offices by the cited expiration date.

Law Requiring a Permit: Section 404 of the Clean Water Act (33 U.S.C. 1344), which applies to discharges of dredged or fill material into waters of the United States.

Name of Applicant:  
Mr. Rex Robertson  
Ford Development Corporation  
14755 Preston Road  
Suite 830  
Dallas, Texas 75254

Name of Agent:  
Mr. Clay Cromwell  
Wildlife Technical  
Services, Incorporated  
Post Office Box 820188  
Vicksburg, Mississippi  
39182-0188

Location of Work: Portions of Sections 22 and 27, T7N-R1E, latitude 32°25'51" N, longitude 90°11'05" W, within the White Oak Creek Drainage Basin, Madison County, near Ridgeland, Mississippi.

Description of Work: (See enclosed map and drawings.)

The following descriptions of the proposed project and associated impacts are based upon information provided by the applicant.

The applicant is applying for a Department of the Army permit to place dredged/fill material in wetlands and other waters of the United States for the development of a single family residential subdivision in Madison County, Mississippi.

The project would involve the construction of approximately 81 single family residential lots with associated streets and utilities on approximately 50.0 acres of land. The project would also involve the construction of two detention ponds. One detention pond would be constructed within the central portion of the project site and the other detention pond would be constructed within the southern portion of the project site.

The project site contains approximately 1.41 acres of forested wetlands, 0.63 acre or 1,732 linear feet of an intermittent stream, and 0.01 acre of the ephemeral streams. The project site also contains a non-jurisdictional isolated pond covering approximately 0.54 of an acre.

The project would involve placing on-site fill material in approximately 1.41 acres of forested wetlands for residential lots and roads. The project would involve the construction of two detention ponds and two road crossings. This construction would impact approximately 0.30 acre or 770 linear feet of the intermittent and ephemeral streams with fill or inundation.

The detention pond would be created by excavating 11,500 cubic yards of material from the banks adjacent to the intermittent and ephemeral streams. The excavated material would be used for on-site construction purposes. The excavation would widen the existing stream bed and form the detention pond. The existing intermittent stream channel and the completed detention pond would retain an elevation of 243 feet National Geodetic Vertical Datum (NGVD).

The existing intermittent stream would continue to flow into the detention pond to slow the stream velocity during heavy rain events. The intermittent stream would exit the detention pond

and flow back into the original stream channel. The pond's normal pool stage would be maintained at an elevation of 244 feet NGVD.

The pond's normal pool stage would be controlled using a 6-foot square, double cell box culvert. The bottom elevation of the culvert would be 244 feet NGVD. This elevation would create a detention pond with a normal pool stage covering 1.91 acres. During the 100-year flood event, the detention pond would cover 4.27 acres with an elevation of 254 feet NGVD.

The box culvert would be used as a part of the road system to cross the intermittent stream at one of two different locations. The second intermittent stream crossing culvert would use an 8-foot square double cell box culvert upstream from the detention pond. This box culvert would be set at an elevation of 243 feet NGVD to allow continuous flow of the intermittent stream.

A second detention pond would include the reconfiguration of an existing non-jurisdictional isolated pond near the south end of the project site.

There would be approximately 5.4 acres of green space to serve as a part of the storm water filtration system. This green space would be part of the undisturbed acreage along the intermittent stream. The project has been designed to avoid and minimize impacts to jurisdictional waters of the United States.

The forest vegetation consists of water oak, sweetgum, American elm, American sycamore, boxelder, jumpseed, creeper vine, greenbriar, giant cane, mockernut hickory, sugarberry, deciduous holly, and green ash.

The placement of dredged and/or fill material in wetlands and other waters of the United States associated with the mechanized land clearing requires a Department of the Army Permit.

Upon reviewing this notice, you should write to this office to provide your opinion of the impacts this work will have on the natural and human environment and address any mitigation you believe is necessary to offset these impacts. Other comments are welcome, but the above information will further our review of the applicant's plan as proposed. Comments of a general nature are not as helpful as those specific to the impacts of the subject project.

State Water Quality Permit: The State Pollution Control Agency must certify that the described work will comply with the State's water quality standards and effluent limitations before a Corps permit is issued.

Cultural Resources: An initial review indicates that the proposed project would not affect any of the sites in Madison County, Mississippi listed in the National Register of Historic Places. Copies of this notice have been sent to the State Historic Preservation Officer, Federally Recognized Tribes, the Corps Regulatory Archaeologist, and other interested parties for comment on potential effects to cultural resources that could result from this activity.

Endangered Species: Our initial finding is that the proposed work would not affect any endangered species or their critical habitat. This proposal is being coordinated with the U.S. Fish and Wildlife Service, and any comments regarding endangered species or their critical habitat will be addressed in our evaluation of the described work.

Flood Plain: In accordance with 44 CFR Part 60 (Flood Plain Management and Use), participating communities are required to review all proposed development to determine if a flood plain development permit is required. Flood plain administrators should review the proposed development described in this public notice and apprise this office of any flood plain development permit requirements.

Evaluation Factors: The decision whether or not to issue a permit will be based upon an evaluation of the probable impact of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which may be expected to accrue from the proposal must be balanced against its expected adverse effects. All factors which may be relevant to the proposal will be considered; among these are conservation, economics, aesthetics, general environmental to the proposal will be considered; among these are conservation, economics, aesthetics, general environmental concerns, historic values, fish and wildlife values, flood damage prevention, land use classification, navigation, recreation, water supply, water quality, energy needs, safety, food requirements and, in general, the needs and welfare of the people. Evaluation of the

proposed activity will include application of the guidelines published by the Environmental Protection Agency under authority of Section 404(b) of the Clean Water Act.

Public Involvement: The purpose of this notice is to solicit comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties. These comments will be used to evaluate the impacts of this project. All comments will be considered and used to help determine whether to issue the permit, deny the permit, or issue the permit with conditions, and to help us determine the amount and type of mitigation necessary. This information will be used in our Environmental Assessment or Impact Statement. Comments are also used to determine the need for a public hearing.

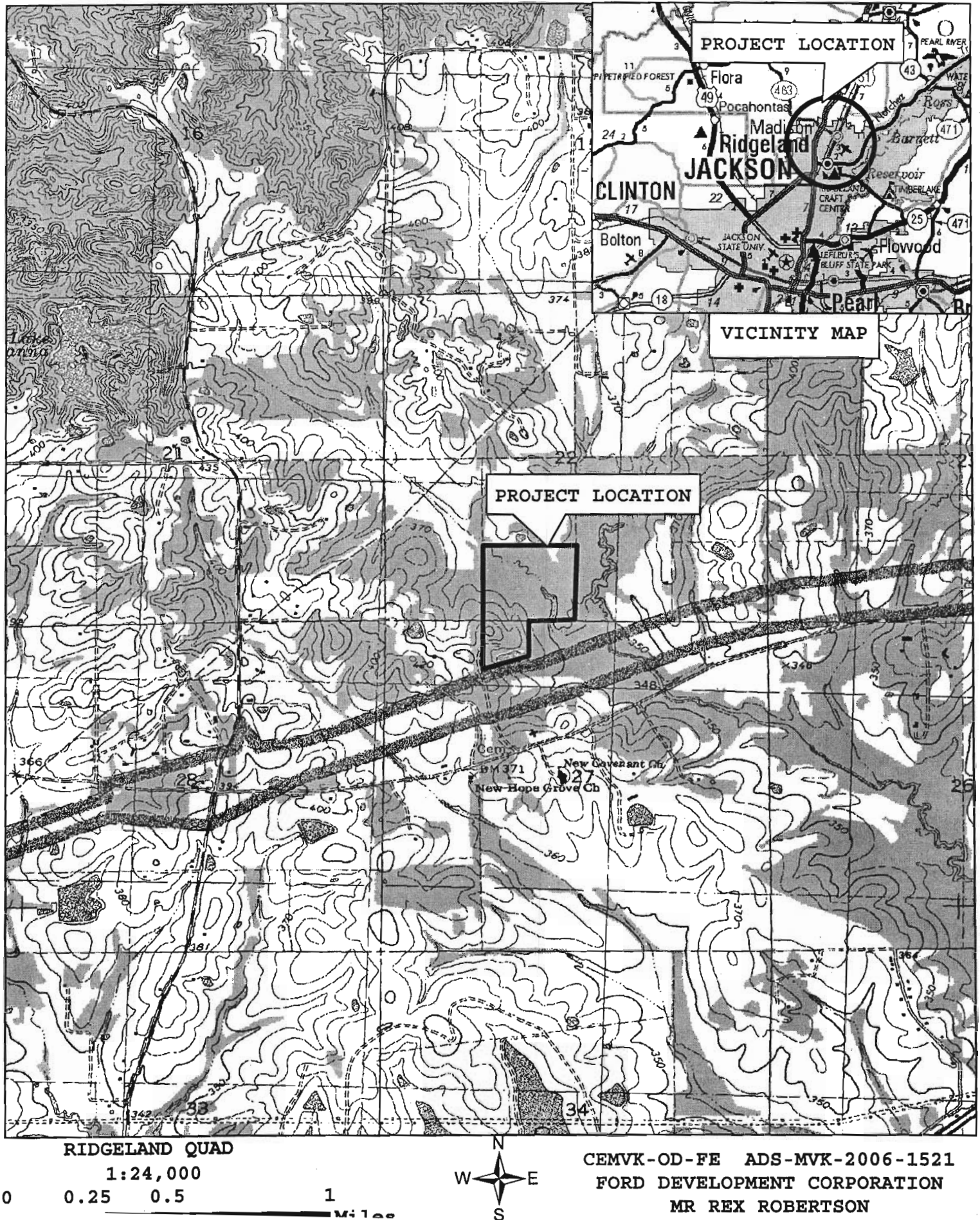
Opportunity for a Public Hearing: Any person may make a written request for a public hearing to consider this permit application. This request must be submitted by the public notice expiration date and must clearly state why a hearing is necessary. Failure of any agency or individual to comment on this notice will be interpreted to mean that there is no objection to the proposed work. Please bring this announcement to the attention of anyone you know who might be interested in this matter.

Notification of Final Permit Actions: Each month, the final permit actions from the preceding month are published on the Vicksburg District Regulatory web page. To access this information, you may follow the link from the Regulatory web page, <http://www.mvk.usace.army.mil/offices/od/odf/main.asp>, or go directly to the Final Permit Actions web page at <http://www.mvk.usace.army.mil/offices/od/odf/PubNotice/MonthlyNotice/pnmain.asp>.

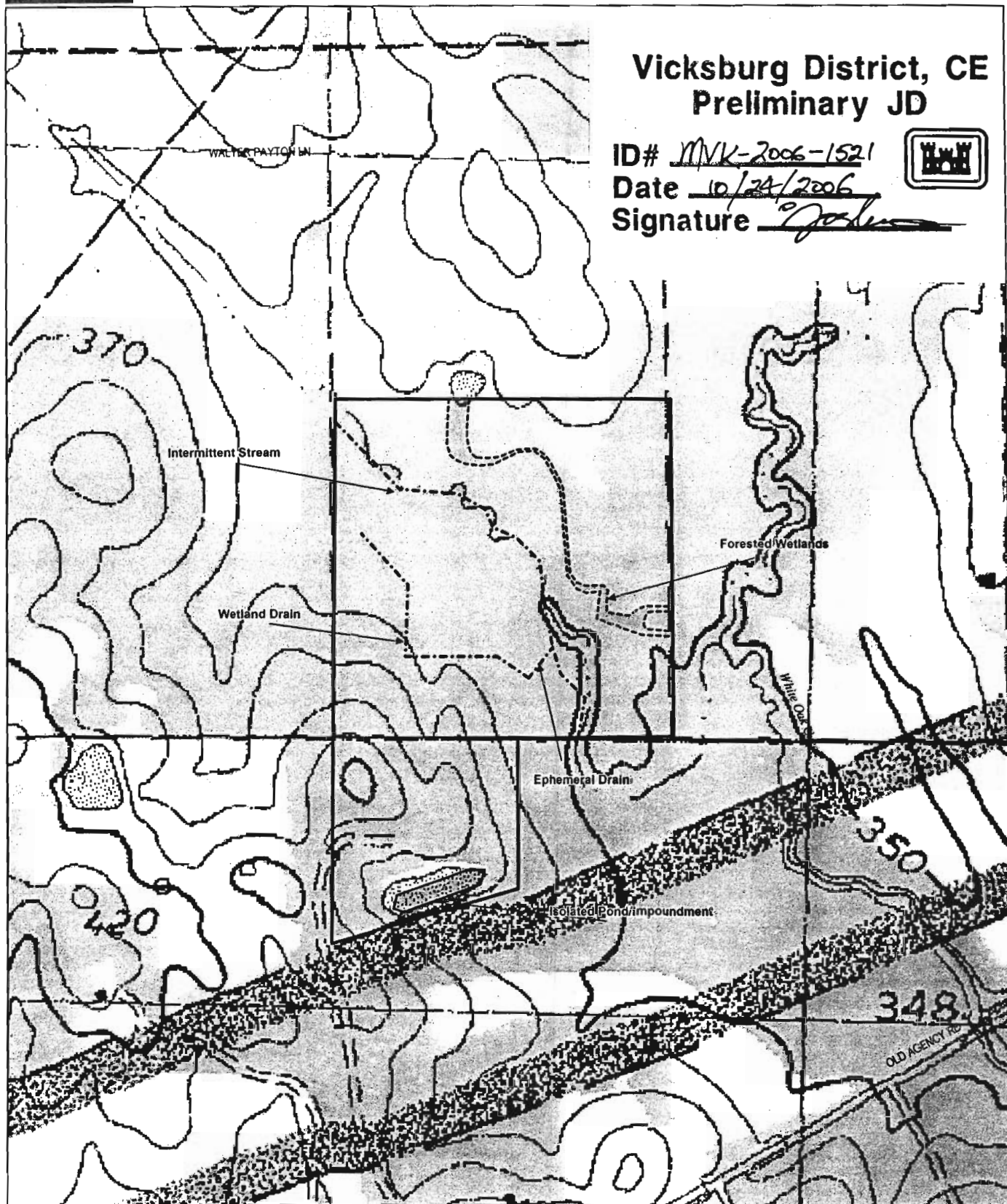


Anne Woerner  
Acting Chief, Evaluation Section  
Regulatory Branch

# PROPOSED CLEMENTS TRACT







# Vicksburg District, CE Preliminary JD

ID# MVK-2006-1521

Date 10/24/2006

Signature [Signature]

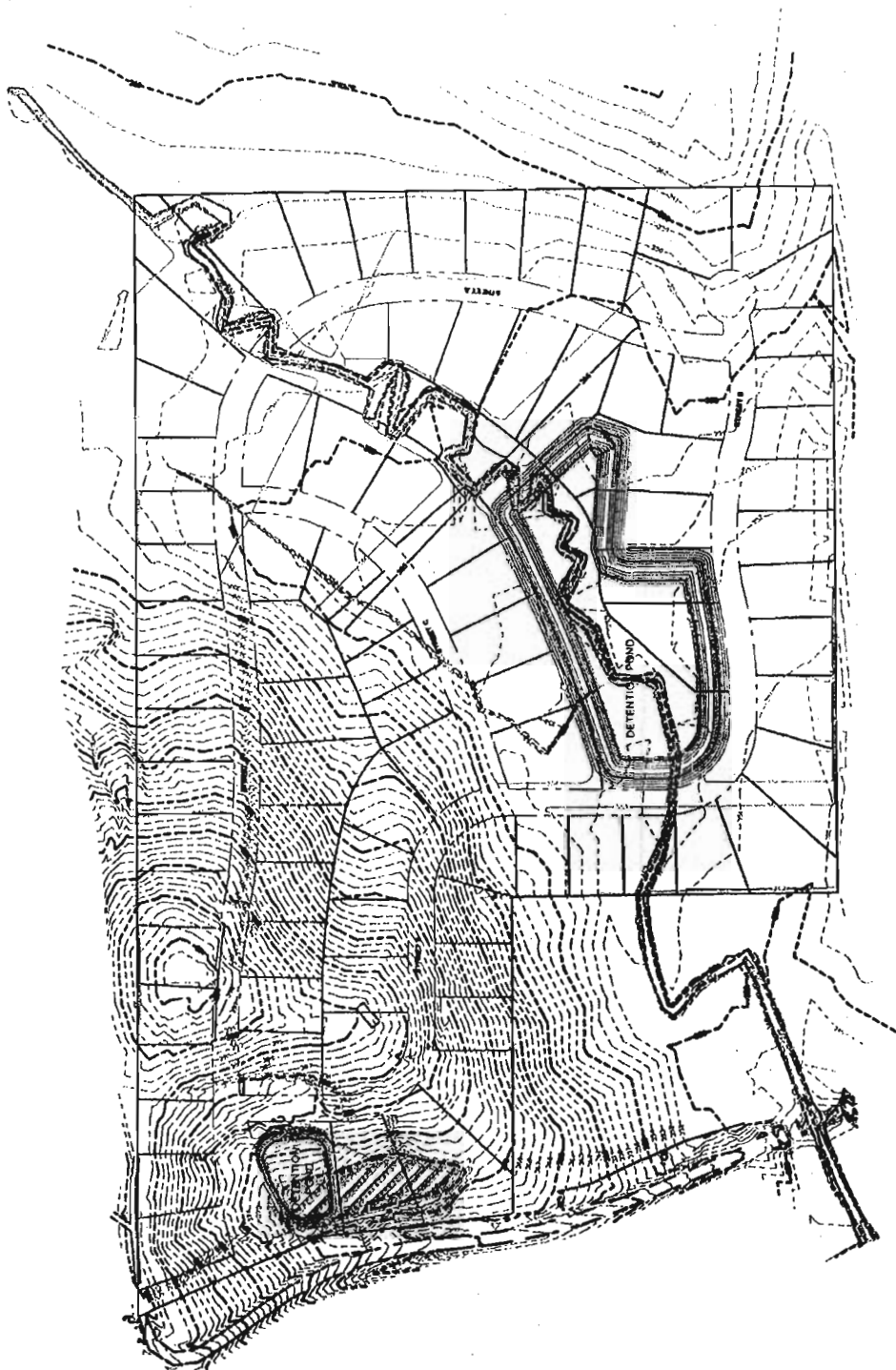


Ford Development Corporation  
Clements Property  
Madison County, Mississippi  
Wetland Location Map

CEMVK-OD-FE ADS-MVK-2006-1521

FORD DEVELOPMENT CORPORATION





PRELIMINARY: FOR REVIEW PURPOSES ONLY

NO.	DATE	DESCRIPTION

PROPOSED SITE  
PROPOSED RESIDENTIAL DEVELOPMENT  
MOORELAND, MS  
.....

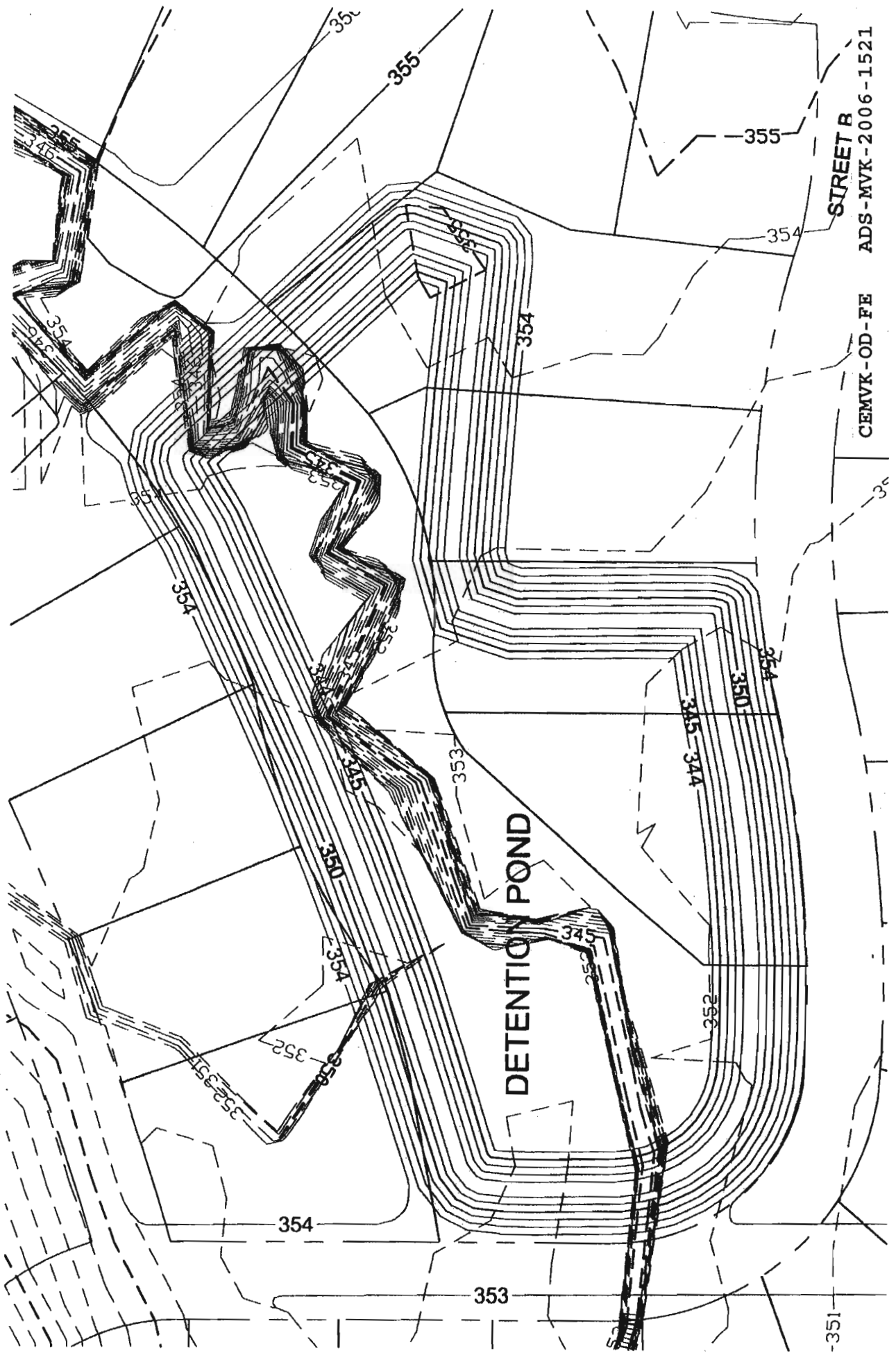
ROUGH GRAD

BY: [Signature] DATE: [Date]

CEMVK-OD-FE ADS-MVK-2006-1521

FORD DEVELOPMENT CORPORATION





FORD DEVELOPMENT CORPORATION

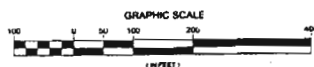


North Agency Lane

# Preliminary Masterplan Clements Tract

CEMVK-OD-FE

ADS-MVK-2006-1521



Disclaimer: This master plan has been prepared for the purpose of illustrating the general concept of the development. The Developer reserves the right to alter or revise the uses and locations illustrated on this plan without notice. All measurements and acreages shown are approximate.